

CITY PLANNING COMMISSION DESIGN ADVISORY COMMITTEE

MINUTES – May 24, 2017

Members Attending

Alphonse Smith, Arts Council, AC
Daniel McElmurray, PPW
Miriam Lemann, CPA
Stephen Kroll, CPC
Nicholas Kindel, CPC
William Gilchrist, Place-Based Planning, PBP

Presenters/Guests (*See sign in sheets at the end of the meeting minutes)

Vinay Ramesh, Phoenix Global
Byron Martin, Phoenix Global
Melissa Lee, NORA
Dominic Willard, Jr., Manning Architects
H. V. Nagendra, The McDonnell Group
Tuan Nguyen, MQVN Community Development Corp.
Daniel Zegel, Albert Architecture
Miles Granderson, Sherman Strategies
Robert Pell, Pell Architecture

Minutes:

1. **Consideration:** Minutes from May 3, 2017, DAC meeting.

There was no discussion.

Motion: A motion for **Approval** of the minutes was made by PPW, seconded by PBP and adopted.

CPC Items:

2. **Consideration:** **DR046-17** – Renovation of an existing mini-warehouse to a mixed-use residential and commercial structure with over 40,000 square feet in gross floor area. (CB)
Location: 846 Baronne Street
Submitted by: Kirk Fabacher
Contact: kirkfabacher@gmail.com

Item was withdrawn by CPC.

3. **Consideration:** DR047-17 – New construction of a dormitory with over 40,000 square feet in gross floor area. (NK)

Location: 4123 Woodland Drive

Submitted by: Clarence Eugene III, Manning Architects

Contact: ceugene@manningarchitects.com

CPC staff introduced the project. The applicant explained that the project was a new dorm for Holy Cross with bounding streets on Woodlawn and General de Gaulle. The structure would be four stories with 60,000 square feet floor area. The first floor would consist of administrative and support offices and a community lounge. The second through fourth floors would be dorm rooms, one and two bedroom units primarily with a few three bedroom units on the fourth floor. The style was taken mostly from the Georgian Revival with a brick façade, using estate sized bricks that match those on the existing campus buildings, and columns. To break up the brick façade there are sections of stucco. Some portions of the brick façade goes up three stories with a stucco fourth story to reduce the scale.

The representative from PPW asked why they were using a blend of materials instead of following the style of the existing buildings. The applicant replied that the brick was consistent with those used in the existing buildings, but that because of the height and mass of the building, which is larger than any other on campus they chose to break it up with the white portion near the roof line and the stucco. The representative from PPW said that it bothered him that the brick stopped at the top of the third floor and felt they should carry the brick up to the roof line. The representative also said that it is a 4-story building and there is no escaping that. The applicant mentioned that they were considering how the building would relate to the one story residences on Woodlawn. The representative from PBP said that the building can have its own integrity and that they need not construct based upon other buildings in the area (i.e. Woodlawn). He also felt the stucco is the undoing in his opinion and that it was fighting the choices to be a Georgian styled building. He advised that they let the base be the precedent by bringing the brick up over the community room wing. The representative from PPW said it's a campus and it needs to be stronger. The representative from PBP agreed and said that the stucco made it feel Mediterranean and with the Georgian it was causing a conflict in the integrity and identity of the building. The representative from PPW said that he would like to see more trees, including in the right-of-way adjacent to this site, and was concerned about how the electrical work would cause problems for them to save the existing tree. The applicant mentioned that landscaping was not part of this plan. CPC staff mentioned landscaping is required and said they would need to comply with Article 23 of the CZO.

Motion: A motion for **Approval** of the project was made by PBP subject to the review and revisit for a more cohesive design, seconded by PPW and adopted.

4. **Consideration: DR048-17** – Modifications to the exterior of an existing hotel in the EC Enhancement Corridor Design Overlay District with over 100' of frontage. (SK)
Location: 1300 Canal Street
Submitted by: Robert Boyd, Holly & Smith Architects
Contact: Robert@hollyandsmith.com

Item was withdrawn by applicant. The representative from PPW asked that they be reminded that they have trees that they are supposed to be putting in as per their last meeting.

5. **Consideration: DR049-17** – New construction of a commercial structure on a through lot in the CT Corridor Transformation Design Overlay District. (KB)
Location: 3555 Behrman Place
Submitted by: Robert Pell
Contact: pellarchitecture@gmail.com

CPC staff introduced the project. The applicant explained the plans to build a 3200 square foot building for physical therapy and that most of the space would consist of therapy rooms and an infinity pool. He also mentioned that they had completed things with the fire marshal and Safety & Permits.

The representative from PBP said it was a nice, clean, modern design and asked staff if the color stood out for the neighborhood, because he liked the style but not the color because it was so loud. The applicant explained that the color was related to the branding, but was happy to get alternate samples to staff. The representative from PBP still felt that the color was too bright and requested that the applicant submit material samples with more muted colors to the staff. The representative from PPW mentioned that they need street trees: small trees on Behrman Place and large trees on Bender Drive.

Motion: A motion for **Approval** of the project was made by PPW subject to staff review of the color samples and landscape plan, seconded by CPA and adopted.

6. **Consideration: DR050-17** – New construction of a white box retail shell at a major intersection in the EC Enhancement Corridor Design Overlay District. (SL)
Location: 123 N. Broad Street
Submitted by: Richard Albert, Albert Architecture
Contact: dzegel@albert-architecture.com

CPC staff introduced the project. The applicant presented the project as a white box shell space for future rental that would be two-toned, white stucco. The site is on a currently empty lot on Broad Street. Plans are to preserve the two existing oak trees and to add additional planting and provide a tree protection plan. They also plan to include a seven foot tall opaque fence around the trash area.

The representative for PPW asked about the existing gas station. The applicant said that this project will be built to operate independently from the gas station. PPW asked how they would access the trash enclosure if these were separate sites. CPC staff asked if it was an independent store front from the gas station, to which the applicant said yes. CPC staff said that they would not need a conditional use as long as they were two separate standalone sites. The representative from PPW was concerned about the lack of windows on the entrance side on Broad Street. The representative also mentioned that for landscaping there would need to be a tree protection plan, as well as an arborist onsite during construction. The PPW representative suggested for the side of the building facing Rally's that look into including a mural or a vegetative screen to protecting from vandalism.

Motion: A motion for **Approval** of the project was made by PPW subject to arborist, seconded by PBP and adopted.

Non-CPC Items:

7. Consideration: DR051-17 – Alcee Fortier Streetscape

Location: Alcee Fortier Boulevard

Submitted by: Tuan Nguyen (MQVCDC) & Hailey Bowen (PPW)

Contact: tuannguyen@mqvncdc.org; hdbowen@nola.gov

CPC staff explained that the project. The applicant explained that this is placemaking project for beautifying the area where the neighborhood weekly morning squatting and fresh market set up for over 35 years. Plans included beautifying and reconstructing the sidewalks and neutral ground. Currently there are broken concrete sidewalks, broken wheel stops and some dumping of trash. They hope to make this a more walkable and inviting area. A mural is being commissioned and landscaping plans include adding crepe myrtles, brick pavers and a tree protection plan.

Motion: A motion for **Approval** of the project was made by PBP, seconded by PPW and adopted.

8. Consideration: DR052-17 – McCue Playground

Location: 2651 Franklin Avenue

Submitted by: Miriam Lemann (CPA), Bryan Parks (Linfield, Hunter & Junius)

Contact: mflermann@nola.gov, bparks@lhjunius.com

CPC staff introduced the project. The applicant explained that plans included a proposed concession stand and restroom, removal of crepe myrtles for better site line of the field from the new concession stand, and repair of existing broken sidewalk.

The representative from PPW asked about the elevation certificate, to which the applicant replied that they are currently working on it. The representative from PBP pointed out that the back elevation faces residence and that the placement of the trash receptacles may not be best for the neighbors to be viewing. He advised that they be moved to the side of the building. The representative from PBP also noted that there were no other trash cans on the site. The representative from PPW said that trees need to be planted to shade the concession stand and that there needed to be a tree protection plan.

Motion: A motion for **Approval** of the project was made by PPW subject to relocation of trash enclosure, landscaping of additional trees and a tree protection plan, seconded by PBP and adopted.

9. **Consideration:** DR053-17 – Conrad Playground

Location: 3400 Hamilton Street

Submitted by: Erika Boerr (CPA), Bryan Parks (Linfield, Hunter & Junius)

Contact: eboerr@nola.gov, bparks@lhjunius.com

CPC staff introduced the project. The applicant explained the main goal was to renovate the existing basketball coverage, repair the concrete court and to fix the existing sidewalks to make them ADA compliant. The new coverage would include new roof gutters, and the applicant said that they had met with the Article 23 guys regarding stormwater management and have discussed catch basins. The court is to be replaced with a new tile material that is easy to be replaced and cared for.

The representative from PPW mentioned the need of an arborist, expressed concern about the location of new benches and picnic tables near tree roots, and was very intrigued by the new materials planned for the basketball court.

Motion: A motion for **Approval** of the project was made by PPW subject to an arborist, and location of benches and picnic tables, seconded by AC and adopted.